

FOR SALE

474.25 +/- Acres Producing
and Re-development Opportunity



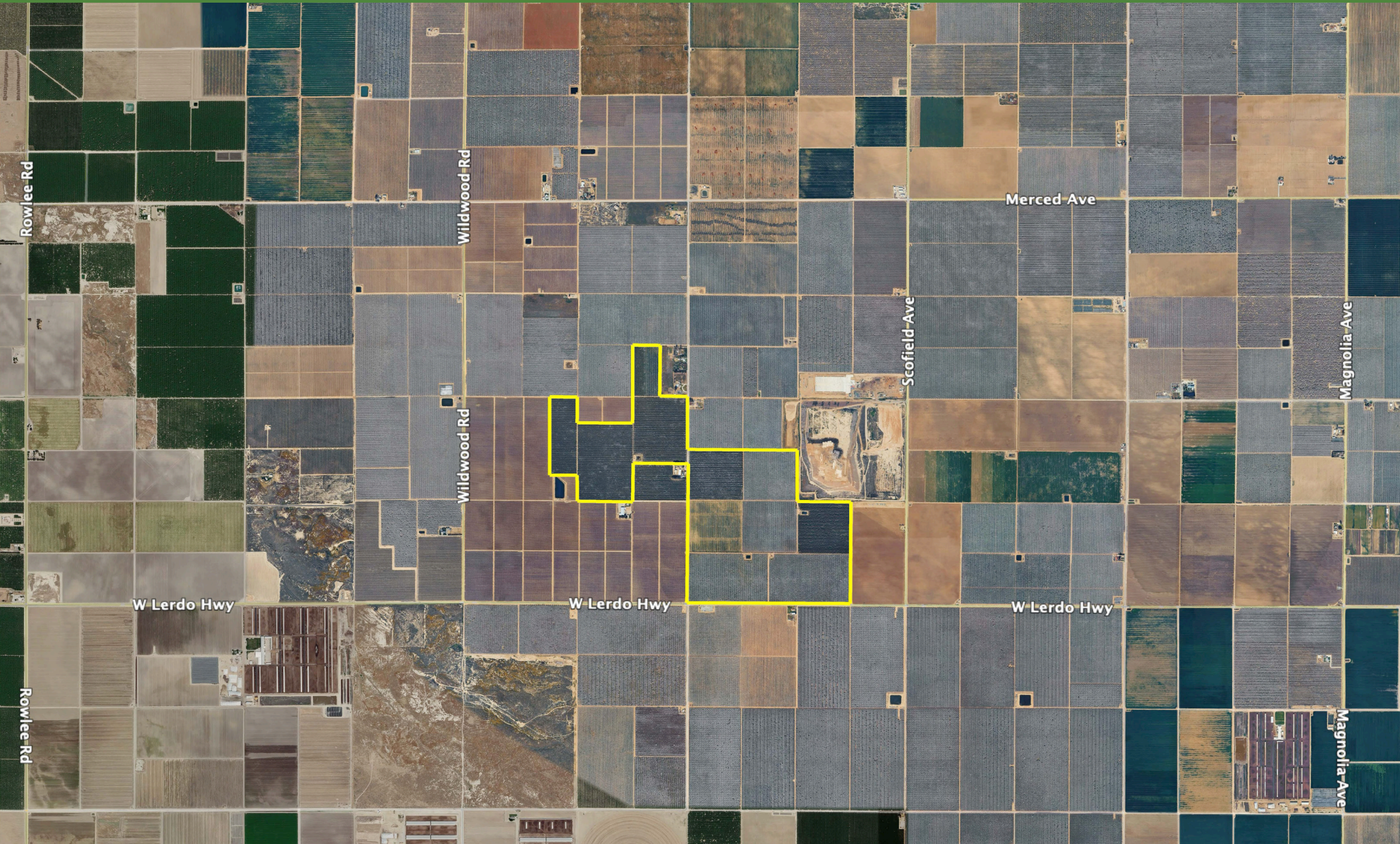
Tech Ag Financial Group, Inc.

John Moore
3430 Unicorn Rd.
Bakersfield, Ca 93308

Broker DRE No. 01865336

Office (661) 695-6500

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DESCRIPTION

Subject Property consists of 474.25 +/- assessed acres of land with 183.00 +/- net planted acres of producing almonds, and balance consisting of non-producing almonds that require removal. 384.00 +/- net acres is held fee title and 75.00 +/- net acres is held in a leasehold interest. This property consists of 100% Grade 2 - Good Soils and is located in the Groundwater Service Area of SWSD and irrigated via four (4) deep wells with an estimated combined flow of 3,790 and capacity to receive intermittent in-lieu water supply through three (3) turnouts.

LOCATION

The Property is located in Semitropic Water Storage District (SWSD) at the northeast corner of the intersection of Lerdo Highway and Jumper Road in between Wildwood Road and Scofield Avenue less than seven (7) miles to the West of the City of Shafter in the County of Kern.

LEGAL/ZONING

Kern County Assessor Parcel Numbers for Fee Simple Property: 088-100-19, 21, 24, 25, 39, 41; 088-050-02, 03; Section 6, 7, 8; Township 28; Range 24; Quarter; MDB&M. Kern County Assessor Parcel Number for Leasehold Property: 088-100-40; Section 8; Township 28; Range 24; Quarter; MDB&M. The property is enrolled as an agricultural preserve under the Williamson Act.

LAND, SOIL & PLANTINGS

The property benefits from 100% Milham sandy loam, 0 to 2 percent slopes MLRA 17 (196), Grade 2 - Good Soils. The property consists of 183 +/- net AC

of producing almonds with the balance planted with post-production almonds that need to be removed by a Buyer after taking advantage of depreciable benefits.

Cultivar	Rootstock	Plant Year	Spacing	Net Acres
50% Nonpareil 50% Monterey	Nemaguard	2014, 2017, 2024	24 x 18	183

WATER

Water for irrigation is supplied with groundwater. The property is situated within the boundaries of Semitropic Water Storage District and is subject to a district assessment equal to \$139.40 per enrolled acre collected by the Kern County Assessor's office. Irrigation infrastructure includes through four (4) deep wells with one (1) 200 HP, one (1) 125 HP, and two (2) 100 HP electric motors with a combined flow of approximately 3,790 +/- GPM per pump tests recorded on 9/18/24, underground mainline and dual line drip system throughout. The property's SWSD infrastructure is subject to an intermittent service in lieu of groundwater pumping agreement for the existing turnouts: L-166, L-164, and L-122. Well test results may be provided upon request.

SGMA

The Sustainable Groundwater Management Act passed in 2014 and requires groundwater basins to be sustainable by 2040 with Groundwater Sustainability Plans (GSP) in place by 2020. GSP(s) may limit the amount of well water pumped, and Buyers are encouraged to consult with a professional regarding the impacts of SGMA and possible limitations to the amount of groundwater that may

be pumped. For more information go to <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>.

LEASE

The property includes a Leasehold Interest on 80.00 +/- acres of the property at an attractive rate of \$100.00 per gross acre with the County of Kern. The Tenant is in year eleven (11) of an initial term of fifteen (15) years with an option to extend an additional ten (10) years. Seller will assign the lease at the close of escrow.

PRICE

Fee & Leasehold Interest: \$2,368,500.00
(\$4,994.20 per gross acre)

CONTACTS

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SITE PHOTOS



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AERIAL & WELL MAP



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SOIL MAP



The Revised Storie Index is a rating system based on soil properties that govern the potential for soil map unit components to be used for irrigated agriculture in California.

The Revised Storie Index assesses the productivity of a soil from the following four characteristics:

- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption ratio

Revised Storie Index numerical ratings have been combined into six classes as follows:

- Grade 1: Excellent (81 to 100)
- Grade 2: Good (61 to 80)
- Grade 3: Fair (41 to 60)
- Grade 4: Poor (21 to 40)
- Grade 5: Very poor (11 to 20)
- Grade 6: Nonagricultural (10 or less)

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. On-site investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

California Revised Storie Index (CA) - Summary by Map Unit - Kern County, California					
Map Unit Symbol	Map Unit Name	Rating	Component Name	Acres in AOI	Percent in AOI
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	Grade 2 - Good	Milham (85%)	475.60	100.0%
Totals for Area of Interest				475.60	100.0%

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FOR EVERYTHING UNDER THE SUN

- Row Crops
- Orchards
- Vineyards
- Ranches
- Developed or Vacant Land

Call John Moore 661-303-6536

TECH AG FINANCIAL GROUP, INC.

Tech Ag Financial Group was founded in the spring of 2001 with the purpose of helping Central Valley growers compete in today's global market. The Group takes a dynamic approach by drawing upon almost a century of family farming experience and Ag-business expertise to help growers remain profitable in a constantly changing economic environment.

Locally owned, with offices in Bakersfield and Buttonwillow, California, our staff includes Ag-business professionals, accredited land consultants, and loan officers with an extensive knowledge base for the successful completion and management of real estate investment opportunities across a wide range of agricultural commodities.

At Tech Ag Financial Group, we can assist our clients in a wide variety of Ag-related areas including real estate brokerage, investment, tenant sourcing, leasing agreements, and crop production financing and operating lines of credit.

Contact us and take advantage of our services today!